

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Wayne County Consortium**

State: **MI**

PJ's Total HOME Allocation Received: **\$34,745,125**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	20		
Program Progress:							
% of Funds Committed	84.30 %	88.98 %	17	92.07 %	6	9	
% of Funds Disbursed	65.89 %	81.26 %	19	84.14 %	1	4	
Leveraging Ratio for Rental Activities	15.52	3.21	1	4.79	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	59.30 %	89.27 %	19	81.45 %	8	8	
% of Completed CHDO Disbursements to All CHDO Reservations***	30.90 %	68.37 %	19	69.74 %	3	6	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	98.15 %	87.43 %	3	80.97 %	94	91	
% of 0-30% AMI Renters to All Renters***	83.33 %	52.44 %	2	45.50 %	97	95	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.57 %	1	95.55 %	100	100	
Overall Ranking:			In State:	14 / 20	Nationally:	30	36
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$20,542	\$26,551		\$26,831	108	Units	11.00 %
Homebuyer Unit	\$12,867	\$17,389		\$15,029	822	Units	83.40 %
Homeowner-Rehab Unit	\$11,096	\$22,657		\$20,806	56	Units	5.70 %
TBRA Unit	\$0	\$5,693		\$3,228	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Wayne County Consortium MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$124,238	\$85,562	\$57,150
State:*	\$78,770	\$73,835	\$19,467
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ: 1.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	15.7	61.8	91.1	0.0	Single/Non-Elderly:	14.8	30.3	21.4	0.0
Black/African American:	83.3	31.5	7.1	0.0	Elderly:	28.7	2.2	1.8	0.0
Asian:	0.0	0.2	0.0	0.0	Related/Single Parent:	52.8	30.8	16.1	0.0
American Indian/Alaska Native:	0.0	0.2	0.0	0.0	Related/Two Parent:	3.7	31.4	50.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	5.0	1.8	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	1.5	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.1	0.0	0.0					
Asian/Pacific Islander:	0.0	0.2	0.0	0.0					
ETHNICITY:									
Hispanic	0.9	4.0	1.8	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	41.7	25.3	17.9	0.0	Section 8:	75.0	0.1 [#]		
2 Persons:	26.9	21.7	23.2	0.0	HOME TBRA:	0.9			
3 Persons:	24.1	26.6	28.6	0.0	Other:	13.0			
4 Persons:	2.8	16.1	21.4	0.0	No Assistance:	11.1			
5 Persons:	4.6	6.9	5.4	0.0					
6 Persons:	0.0	2.6	1.8	0.0					
7 Persons:	0.0	0.5	1.8	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				154

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Wayne County Consortium

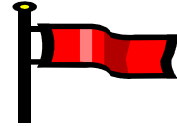
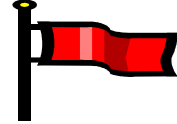
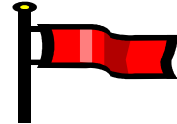
State: MI

Group Rank: 30
 (Percentile)

State Rank: 14 / 20 PJs

Overall Rank: 36
 (Percentile)

Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	59.3	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	30.9	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.15	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	4.63	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

